

Shadowbrook Homeowners Association (SHOA) Annual Meeting Wednesday, November 16, 2022 7 PM

The SHOA held their annual meeting on Wednesday, Nov 16 at 7pm. This meeting was held via ZOOM again this year.

1. **Call to Order** – President Matt Perron officially called the meeting to order at at 7:10 after we determined that we did meet quorum, which was 15 households needed.
2. **Roll Call** –
 - a. Homeowners Present:
 - Matt Perron
 - Lynnette Hubert
 - Jason Clemens
 - Carrie Nelson
 - Jack Harris
 - Steven Lovel
 - Chad Thiesse
 - Val Anderson
 - Barb Huberty
 - Paul Degan
 - Mark Johnson
 - Jim Harris
 - Shelley Tallman
 - Michael Aderinkomi
 - b. Proxies Received:
 - Crystal Perrozi
 - EM Kongsiharath
 - Jim and Jackie Harris
 - Larry Kunz
 - Matt Mulholland
 - Sarah Zins
 - Tammy Mclsaac
 - Thomas Stephan, Jr
3. **Treasurer's Report** –
 - a. Matt went over the Statement of accounts. We currently have \$5,244.28 in our main checking account and \$41,257.29 in our Roundabout account and \$3000.23 in our future mailbox reserve account. The financial report can also be found and reviewed on www.ourshadowbrook.com website.
 - b. He reviewed how much water we used this past summer the new plants and landscaping, and what we reimbursed to the homeowners.
 - c. We currently have 7 homeowners who have delinquent balances.
 - d. Matt Perron made a motion to approve the Treasures Report. Shelley Tallman seconded the motion. All approved.

4. **President Position** – We asked for nominations for a new Shadowbrook Association President. Both Lynnette Hubert and Jason Clemens nominated Matt Perron. No other nominations were made. Matt accepted the nomination. All voted and he was elected unanimously.
5. **Reviewed previous meeting minutes** – The minutes from our December 17, 2021 minutes were reviewed. Paul Degan made a motion to approve the minutes, Matt Perron seconded them and all approved.
6. **Proposed Budget for 2023** – This information can also be found on our website.
 - a. Matt explained that the Board was looking into options for adding power and water to the common areas (roundabouts). At this point it would not be feasible to get it done at one time, so the board is continuing to look at other ideas including solar power. More information is needed before a decision can be made.
 - b. Matt proposed that we raise the homeowners' annual dues 6% for the year 2023. The total would be \$126.19 per household. The 2023 Proposed Operating Budget is on the website. Matt made the motion to approve the budget. Jack Harris seconded it. All approved and the new dues amount of \$126.19 was passed.
7. **New Business**
 - a. We discussed options regarding security in our neighborhood. While we will not do anything extra as an association at this time, but encouraged homeowners to get doorbell cameras and to report any problems.
 - b. Reminder that any homeowners who wish to add solar panels to their home still need to get approval from the architectural committee (the board).
8. **The meeting was adjourned.**